

The Seabrook Planning and Zoning Commission met in regular session on Thursday, April 21, 2022 at 6:00 PM at Seabrook City Hall and via teleconference to consider and if appropriate, take action on the agenda items listed below:

THOSE PRESENT WERE:

GARY RENOLA	CHAIRMAN
DARRELL PICHA	VICE - CHAIR
SCOTT REYNOLDS	MEMBER
ROSEBUD CARADEC	MEMBER
GUY RODGERS	MEMBER
RHONDA THOMPSON	MEMBER
SEAN LANDIS	DIRECTOR OF COMMUNITY DEVELOPMENT
PAT PATEL	ADMINISTRATIVE COORDINATOR

Chairman Gary Renola called the meeting to order at 6:00 p.m. and stated there was a quorum present.

**1.0 PUBLIC COMMENTS AND ANNOUNCEMENTS**

None

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**2.0 SPECIFIC PUBLIC HEARINGS**

Gary Renola opened Public Hearings at 6:01p.m.

**2.1 Conduct a Public Hearing on a request for the Partial Re-plat of Lots 5,8, and 9, Block 22 Morristown.**

**Purpose of the Re-plat:** To create one single family lot.

**Applicant:** Ruth Levine, 15607 Lake Lodge Drive, Houston, TX 77062-4700

**Owner:** Ruth Levine and Joseph Wallack, 15607 Lake Lodge Drive, Houston, TX 77062-4700

**Legal Description:** A subdivision being all of lots five (5), eight (8), and nine (9), Block twenty-two (22) of Morristown, a subdivision in Harris County, Texas according to the map or plat recorded volume 1, page 34, of the map records of Harris County, Texas.

**Location:** This property is located immediately west of Todville Road, south of Ballentine Street, and north of Porter Street.

*Mr. Sean Landis stated that the applicant is requesting to replat 3 lots into 1 in order to build a single-family dwelling. The property is zoned R-1 single family detached with a minimum lot size of 7,500sq ft. Staff has reviewed this plat and finds it in compliance.*

**2.2 Conduct a Public Hearing on a request for a Replat of Lot 8 situated in the Ritson Morris Survey, Abstract No. 52, Harris County, TX.**

**Purpose of the Replat:** To create 4 Lots, 1 Block, and 1 Reserve

**Applicant:** Hind Saad, 13501 Katy Freeway, Ste. 3180, Houston, TX 77079

**Owner:** Starship Conroe, 925 Marina Bay Drive, Kemah, TX 77565

**Legal Description:** A tract or parcel containing 6.008 acres or 261,713 square feet of land, situated in the Ritson Morris Survey, Abstract No. 52, Harris County, Texas, out of and a part of Lot 8 of the Savings and Loan Company Subdivision map or plat thereof recorded in Volume 3, Page 71 of the Map Records of Harris County, Texas. Being all of a called 6.008-acre tract (called Tract 1) as described in special Warranty Deed to Ship Conroe, L.P., as recorded in Harris County Clerks' File No. 20150373127.

**Location:** This property is located south of Repsdorph Road, north of Vermillion Drive, and west of Acadiana Lane.

*AGENDA ITEM WAS PULLED. Further information and documents were needed from applicant. Rescheduled for a future date.*

**2.3 Conduct a Public Hearing on a request for a Replat of Lot 7 situated in the Ritson Morris Survey, Abstract No. 52, Harris County, TX.**

**Purpose of the Replat:** To create 4 Lots, 1 Block, and 1 Reserve

**Applicant:** Hind Saad, 13501 Katy Freeway, Ste. 3180, Houston, TX 77079

**Owner:** Starship Conroe, 925 Marina Bay Drive, Kemah, TX 77565

**Legal Description:** A tract or parcel containing 7.597 acres or 330,939 square feet of land, situated in the Ritson Morris Survey, Abstract No. 52, Harris County, Texas, out of and a part of Lot 7 of the Savings and Loan Company Subdivision map or plat thereof recorded in Volume 3, Page 71 of the Map Records of Harris County, Texas. Being all of a called 7.5973-acre tract (called Tract 1) as described in special Warranty Deed to Ship Conroe, L.P., as recorded in Harris County Clerks' File No. 20150373127, said 7.597-acre tract of land.

**Location:** This property is located immediately west of Repsdorph Road adjacent to the Seabrook Traffic Circle.

*AGENDA ITEM WAS PULLED. Further information and documents were needed from applicant. Rescheduled for a future date.*

**2.4 Conduct a Public Hearing on a request for a Conditional Use Permit to establish an "Axe Throwing Venue" at 1002 N. Meyer Avenue Suite A., as per the Seabrook City Code, Appendix A, Comprehensive Zoning, Article 4, "Special Use Regulations," Section 4.11, "Conditional use permit criteria and procedures".**

*Business Owner and Applicant, Brett Fernandez proposed the following:*

- *New Business for Axe Throwing Venue will be called Bad Axe Throwing*
- *Provide the City a unique and exciting opportunity with family friendly and competitive environment*

- 10 Axe throwing lanes with tables, reception area, two restrooms, office, and a concession area. 8 lanes main room. 2 lanes private room.
- No food, only concession stand foods/packaged foods/common vending machine food items
- Sodas, water, teas, energy drinks
- Drink Policy: Age 21+ who want to drink socially may bring their own alcoholic beverages. Anyone intoxicated will not be allowed to throw axes.
- Participant in World Axe Throwing League (WATL) Tournaments
- Each lanes will be fenced all the way back to the throwing lane
- Age restrictions – minimum age to 10+
- All players, participants and spectators must sign a waiver
- Safety officer – there will be 1 manager at all times, along with 3 coaches which will guide players with a 5 minute presentation on how to throw an axe and will be monitoring all lanes at all times.
- Price per person / per hour – 5 person max – fee \$20/person/hour
- Second hour – half priced

*Public Comments:*

- Sue Ruthstrom, resident of Old Seabrook. Mrs. Ruthstrom stated that this type of axe-throwing business is not compatible in Old Seabrook. The location for this type of business would be more suitable for C-2 zoning, and not mixed-use zoning.

*Gary Renola closed the Public Hearings at 6:27p.m.*

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**3.0 NEW BUSINESS**

**3.1 Consider and take all appropriate action on a request for the Partial Re-plat of Lots 5, 8, and 9, Block 22 Morristown.**

*Motion made by Darrell Picha and Seconded by Guy Rodgers.*

*To approve the partial re-plat of Lots 5, 8, and 9, Block 22 Morristown as presented.*

*MOTION CARRIED BY UNANIMOUS CONSENT*

**3.2 Consider and take all appropriate action on a request for a Replat of Lot 8 situated in the Ritson Morris Survey, Abstract No. 52, Harris County, TX.**

*Agenda item tabled for future meeting date.*

**3.3 Consider and take all appropriate action on a request for a Replat of Lot 7 situated in the Ritson Morris Survey, Abstract No. 52, Harris County, TX.**

*Agenda item tabled for future meeting date.*

**3.4 Consider and take all appropriate action on a request for a Conditional Use Permit to establish an "Axe Throwing Venue" at 1002 N. Meyer Avenue Suite A., as per the Seabrook City Code, Appendix A, Comprehensive Zoning, Article 4, "Special Use Regulations", Section 4.11, "Conditional use permit criteria and procedures".**

Motion made by Rhonda Thompson and seconded by Scott Reynolds.

To approve the Conditional Use Permit with the following condition: One employee of the axe throwing venue during all hours of operation shall be certified as a seller/server by the Texas Alcoholic Beverage Commission (TABC).

MOTION CARRIED BY UNANIMOUS CONSENT

**3.5 Discuss/deliberate the North Planning Area and the properties south of Red Bluff Road; to include, an examination of the existing zoning districts; provide an inventory of available properties for development and/or re-development; identify grandfathered uses and structures; provide information as it relates to drainage; to include, information as it relates to impacts of the adoption of the FEMA Flood Insurance Rate Maps.**

Director Sean Landis stated that he would like to discuss the North Planning Area in more detail with the P&Z Board. He suggested some of the following questions to the P&Z Board to review and deliberate on: (1) What kind of uses do you foresee for this area? (2) What kind of threats could it bring? (3) What uses to promote in that area? (4) What are the strengths and weaknesses of the area? (5) What type of real estate on that type of land – what are the threats? (6) Adjacent properties – is it feasible to create zoning for this area? (7) What are the pros and cons of the USE?

Mr. Landis stated that since the Comprehensive Master Plan Committee has started their review and update on the Master Plan, the North Planning Area will be a major focus for the boards to review and make suggestions on. Mr. Landis stated that he would like to continue the discussions and exercises on this area in upcoming future P&Z meetings.

**3.6 Consider and take all appropriate action on appointing 2 Planning & Zoning Commissioners to attend the Comprehensive Master Plan update meetings in an ex-officio capacity.**

Motion made by Scott Reynolds and seconded by Darrell Picha.

To appoint Scott Reynolds & Rosebud Caradec as ex-officio and Guy Rodgers as alternate.

MOTION CARRIED BY UNANIMOUS CONSENT

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**4.0 ROUTINE BUSINESS**

**4.1 Approve the minutes from the March 17th, 2022 Regular P&Z meeting.**

Motion made by Rhonda Thompson and seconded by Guy Rodgers.

To approve the minutes as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

**4.2 Approve the minutes from the April 5th, 2022 JOINT meeting.**

Motion made by Darrell Picha and seconded by Rhonda Thompson.

To approve the minutes as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

**4.3 Report from the Director of Planning and Community Development on status update of City projects.**

*Sean Landis gave a brief report.*

**4.4 Report from the Director of Planning and Community Development on the status of a list of actions taken by Planning & Zoning and sent to City Council for its action or review.**

*Sean Landis gave a brief report.*

**4.5 Establish future agenda items and meeting dates.**

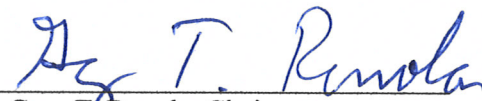
- May 19 Regular P&Z Meeting
- June 20 JOINT MEETING

**Motion was made by Scott Reynolds and seconded by Darrell Picha.**

*To adjourn the April 21, 2022 Planning & Zoning meeting.*

Having no further business, the meeting adjourned at 7:18 p.m.

APPROVED THIS 16<sup>th</sup> DAY OF June, 2022.

  
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Gary T. Renola, Chairman

  
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Pat Patel, Administrative Coordinator